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GOVERNMENT DOCUMENTS

REZONING PROPOSALS FOR STRATHCONA
NEIGHBOURHOOD - PARTIAL IMPLEMENTA-
TION OF "DEVELOPED NEIGHBOURHOOD
STUDY PROGRAMME"

REZONING PROPOSALS
for
STRATHCONA NEIGHBOURHOOD

partial implementation
of
"DEVELOPED NEIGHBOURHOOD STUDY PROGRAMME"

City Planning Department
City Hall, Hamilton
December, 1972

R. Bailey, M. T. P. I. C.,
Commissioner of Planning and
Secretary-Treasurer

STRATHCONA NEIGHBOURHOOD

PURPOSE AND SCOPE

The Planning Board advised the Council on the proposed Plan in the November 1971 of the Strathcona City. During 1972, the Department developed a planning approach and objectives which were adopted at Council on 15th May, 1972.

The objectives were:

- a. To establish a clear hierarchy of land uses, against which all proposals may be judged, and to establish a clear hierarchy of land uses, against which all proposals may be judged, and to establish a clear hierarchy of land uses, against which all proposals may be judged.

REZONING PROPOSALS FOR STRATHCONA NEIGHBOURHOOD

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Purpose of the Study

Recommendations

Appendices:

- A. Submission Details
- B. Neighbourhood Plan and Programme
- C. York St. Redevelopment Plan and Boundary
- D. York St. Widening

In the Strathcona Plan and Programme (Appendix B), point 14 of the Short Term Programme specifically states: "Resolving inclusion of certain parcels of land to protect their existing or intended use from incompatible developments permitted under the current zoning. Point 15 requests 'the amendment of appendants to the Official Plan to reflect the guidelines set out in the Strathcona Neighbourhood Plan.'"

STRATHCONA NEIGHBOURHOOD

PURPOSE OF THE STUDY

The Planning Board advocated the need for Secondary Plans in the developed areas of the Lower City. Accordingly, the Department developed a planning approach and priorities which were adopted by Council in October, 1971.

The objectives were:

- a. To establish basic Neighbourhood Plans of land uses, against which future development proposals may be evaluated, and to examine existing problems, needs or deficiencies.
- b. To suggest a programme of ways to improve each neighbourhood over a short term (possibly 5 years).

In order to include the local citizens in the decision making process, a Neighbourhood Citizen's Committee was established to work with the staff of the Planning Department in the evolvment of the proposed plan for the neighbourhood.

The following policies are of note in the Council Resolution for Neighbourhood Plans. Policy Number (i) is "to identify and consolidate those areas within the neighbourhood which should be preserved in their present uses and to establish appropriate changes to the Official Plan, Zoning By-law and Redevelopment Plans." Policy (iv) is "to identify those areas where redevelopment is considered desirable and to establish appropriate changes to the Official Plan, Zoning By-law and Redevelopment Plans."

In the Neighbourhood Plan and Programme (Appendix B), point 12 of the Short Term Programme specifically advises "rezoning initiation of certain parcels of land to protect their existing or intended use from incompatible developments permitted under the current zoning. Point 15 requests "the enactment of amendments to the Official Plan to reflect the guidelines set out in the approved Neighbourhood Plan."

The Neighbourhood Plan was approved by the Planning Board on August 31, 1972 and by Council on October 31, 1972. Rezoning is now needed within the neighbourhood to implement the plan.

In the recommendations that follow, rezoning is proposed only for those lands where the present zoning is less restrictive than the land use designations as proposed in the neighbourhood plan. In all other instances, rezoning will have to be proposed by the landowners if and when their property is ready for development, in accordance with the plan.

In addition, any areas affected by the widening of York St. have not been included.

RECOMMENDATIONS

(For details refer to Submissions, Appendix A)

A. It is therefore recommended that:

1. The area between Oxford and Queen St., from Barton to the end of Greig St., be rezoned from "J" (Light Industrial) District to "D" (Urban Protected Residential-One and Two Family Dwellings) District. (Submission 1)
2. (a) Property numbers 68, 70, 73 & 78 Peter St. and 80-120 Ray St. N. be rezoned from "H" (Community Shopping & Commercial) District to "D" (Urban Protected Residential One and Two Family Dwellings) District.
(b) The existing Ray St. N. access and parking area for the commercial uses be rezoned from "H" (Community Shopping & Commercial) District to "G-3" (Public Parking Lots) District. (Submission 2)
3. Victoria Park which is defined by Strathcona Ave., Locke, Florence and King Streets be rezoned from "H" (Community Shopping and Commercial) District and "D" (Urban Protected Residential) District to "A" (Open Space) District. (Submission 3)
4. The lands to the west of Strathcona Ave., at Florence be rezoned from "E" (Multiple Dwellings, Lodges, Clubs) District to "D" (Urban Protected Residential-One and Two Family Dwellings) District. (Submission 4)
5. The lands around Breadalbane, Hunt St., Dundurn and lands south of Head St. be rezoned from "H" (Community Shopping & Commercial) District to "D" (Urban Protected-One and Two Family Dwellings) District. (Submission 5)
6. The Valley lands west of the T.H. & B. RR. and the land between Jones and Lochearne to the east of the T.H. & B. RR. be rezoned from "J" (Light Industrial) District and "D" (One and Two Family Dwellings) District to "A" (Open Space) District. (Submission 6)

7. (a) Rezone the area fronting on Oxford St. west of Queen and north of York from "J" (Light Industrial)) District to "E-3" (Multiple Dwellings) District and amend the site plan presently designated "E-3/S-138" to include this property.

- (b) Rezone the land along the west side of Queen from "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

(Submission 7)

8. The north-east corner of Barton and Crooks St., and the vacant lands to the north be rezoned from "D" (One and Two Family Dwellings) District, "K" (Heavy Industrial) District and "E" (Multiple Dwelling) District to "AA" (Agricultural) District.

(Submission 8)

9. The lands at the south west corner of King and Strathcona and the lands between Dundurn St. and Strathcona Ave. along Main St. W., be rezoned from "H" (Commercial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

(Submission 9)

10. (a) Rezone the block bounded by Peter, Queen and Napier Sts. from "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

- (b) Spot zone the land between Napier, Queen, and Market Sts. "J" (Light Industrial) District, with an established site plan by-law to allow the Greening Wire Co. to continue operations.

(Submission 10)

11. Rezone the land at the north-west corner of Queen and Peter St. from "J" (Light Industrial) District to a modified "H" (Community Shopping and Commercial) District.

(Submission 11)

B. Amend the Official Plan where required.

APPENDIX A

SUBMISSIONS

SUBMISSION #1

Location and Description of Property

The area consists primarily of residential housing, situated between Oxford Street and Queen Street, from Barton to the end of Greig Street.

Proposed Zoning Change

From "J" (Light Industrial) District to "D" (Urban Protected Residential-One and Two Family Dwellings) District.

Land Use of Surrounding Area

Industry to the north and east, residential land use to the south and west.

Neighbourhood Plan

"Single, Double and Attached Housing" is proposed in the neighbourhood plan.

Official Plan

Designated as "Residential" in the Official Plan.

Redevelopment Plan

The plan proposes residential consolidation and improvement for the northern portion and no specified land use in the southern region.

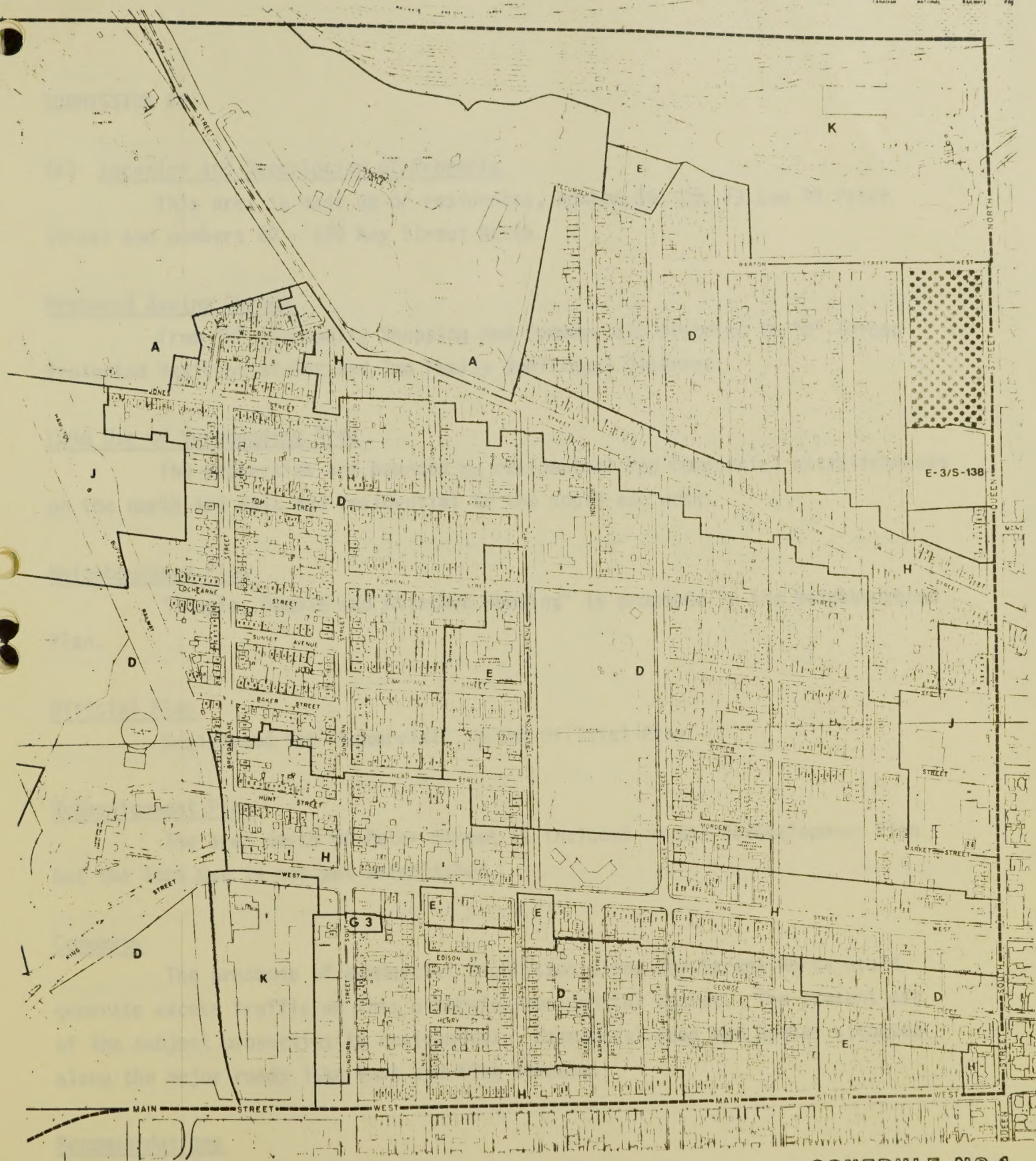
Comments

The existing use here is residential, except for commercial use of 203 Queen Street North.

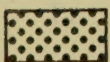
Recommendations

It is recommended that:

1. The lands be rezoned from "J" (Light Industrial) District to "D" (One and Two Family Dwellings) District.
2. The area be designated totally for residential consolidation and improvement in the Redevelopment Plan.



SCHEDULE NO.1



RECOMMENDED CHANGE TO "D"(RESIDENTIAL ONE AND TWO FAMILY) DISTRICT FROM "J"(LIGHT AND LIMITED HEAVY INDUSTRIAL) DISTRICT.

35B	35C	84
112	104	21
113	69	36

THIS IS NOT A LEGAL DOCUMENT.

FOR ZONING VERIFICATION PLEASE

CONTACT CITY BUILDING DEPARTMENT.

Neighbourhood Boundary
Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



SUBMISSION #2

(a) Location and Description of Property

This area is made up of residences, numbers 68, 70, 73 and 78 Peter Street and numbers 80 - 120 Ray Street North.

Proposed Zoning Change

From "H" (Community Shopping and Commercial) District to "D" (Urban Protected Residential-One and Two Family Dwellings) District.

Land Use of Surrounding Area

The properties are bounded by residential and commercial establishments on the north and east and residential to the south and west.

Neighbourhood Plan

"Single, Double and Attached Housing" is proposed in the Neighbourhood Plan.

Official Plan

Designated for "Commercial" in the Official Plan.

Redevelopment Plan

The area north of Peter Street is included in the Redevelopment Plan but the land use is not yet established.

Comments

The presence of commercial facilities along Ray Street North would generate excess traffic on this otherwise residential street. The present use of the subject properties is residential. Commercial uses are better situated along the major roads like York and King Streets.

Recommendations

It is recommended that:

1. The properties be rezoned from "H" (Community Shopping and Commercial) District to "D" (One and Two Family Dwellings) District and the Official Plan be amended to "Residential" designation.
2. It is also recommended that the areas be proposed for residential consolidation and improvement in the redevelopment plan.

SUBMISSION #2

(b) Location and Description of Property

Separating the properties of Submission 2 (a) is a parking lot with access from Ray St., relating to existing commercial facilities.

Proposed Zoning Change

From "H" (Community Shopping and Commercial) District to "G-3" (Public Parking Lots) District.

Land Use of Surrounding Area

Residences on the north, south and west and commercial on the east.

Neighbourhood Plan

Residential land use ("Single, Double & Attached") has been proposed in the Neighbourhood Plan.

Official Plan

Designated "Commercial" in the Official Plan.

Redevelopment Plan

No land use has been established in the plan.

Comments

The parking area is needed for the adjacent wholesale outlet, which will probably remain indefinitely under the existing "H" zoning.

Recommendations

It is recommended that:

1. The area be rezoned from "H" (Community Shopping & Commercial) District to "G-3" (Public Parking Lots) District.
2. It is also recommended that this area remain as a parking lot in the Redevelopment plan.

(b) Location and Description of Property

Separation of properties of Subdivision 2 (a) as a parking lot with access from Hwy 21, relating to existing commercial facilities.

Proposed Land Use Change

From "R" (Community Shopping and Commercial) District to "C-2" (Public Parking Lots) District.

Land Use of Surrounding Area

Residential on the north, south, and west sides of the property.

Neighborhood Plan

The property is located in the "C-2" District, which is a public parking lot.

Neighborhood Plan

The property is located in the "C-2" District, which is a public parking lot.

Neighborhood Plan

The property is located in the "C-2" District, which is a public parking lot.

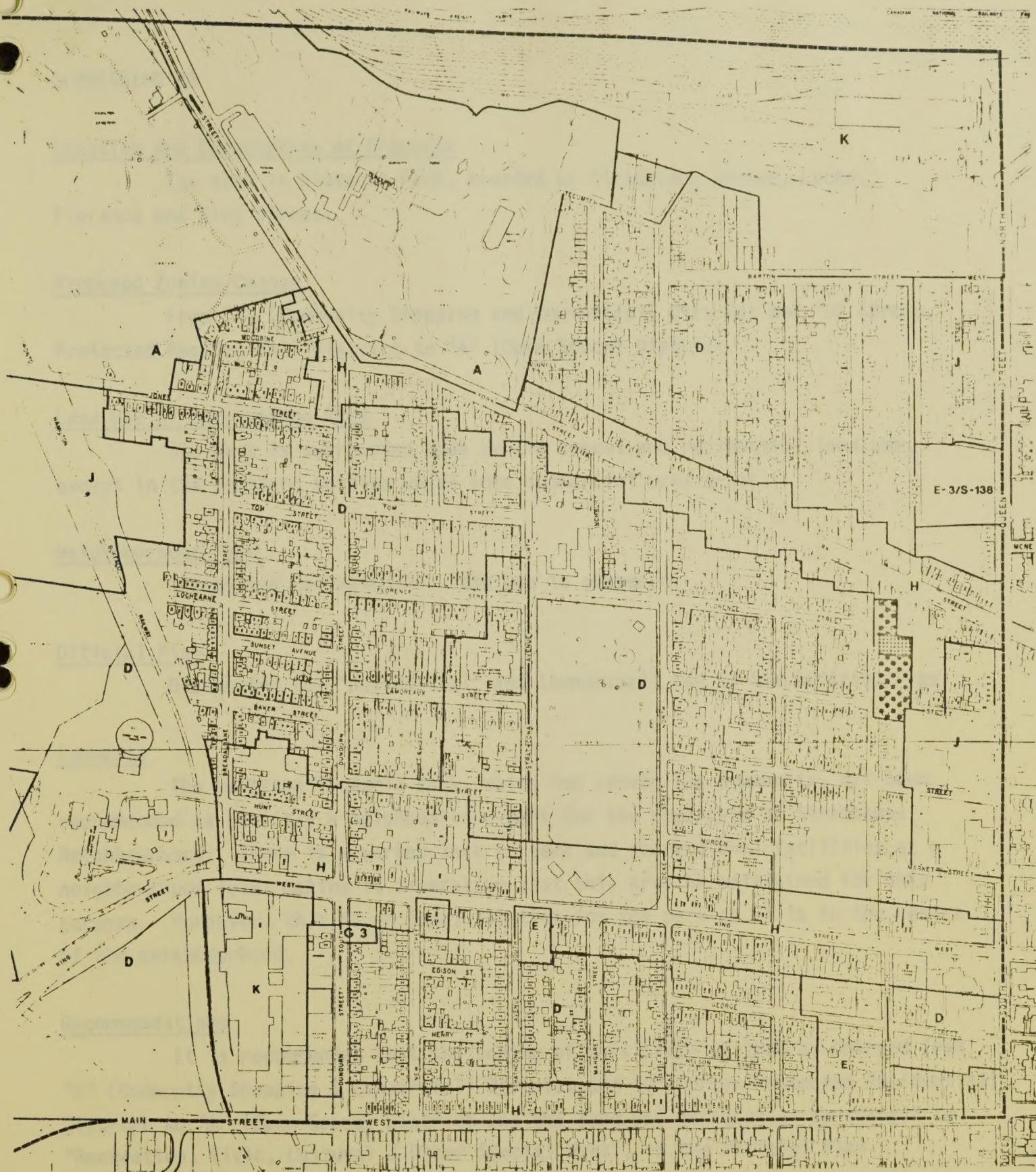
Comments

The property is located in the "C-2" District, which is a public parking lot. The property is located in the "C-2" District, which is a public parking lot.

Recommendations

It is recommended that:

1. The area be rezoned from "R" (Community Shopping & Commercial) District to "C-2" (Public Parking Lots) District.
2. It is also recommended that this area remain as a parking lot in the Redevelopment Plan.



SCHEDULE NO.2



RECOMMENDED CHANGE TO "D" (RESIDENTIAL ONE AND TWO FAMILY) DISTRICT FROM "H" (COMMERCIAL) DISTRICT.



(b) RECOMMENDED CHANGE TO "G-3" (PUBLIC PARKING LOTS) DISTRICT FROM "H" (COMMERCIAL) DISTRICT.

35B	35C	84
112	104	21
113	69	36

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CONTACT CITY BUILDING DEPARTMENT.

Neighbourhood Boundary
Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



JAN 1972

SUBMISSION #3

Location and Description of Property

The area is Victoria Park, bounded by Strathcona Avenue, Locke, Florence and King Streets.

Proposed Zoning Change

From "H" (Community Shopping and Commercial) District and "D" (Urban Protected Residential) District to "A" (Open Space) District.

Land Use of Surrounding Area

The park is surrounded by a public school and residential land use, except in the southern portion where some commercial uses exist.

Neighbourhood Plan

"Parks and Recreational" land use is proposed.

Official Plan

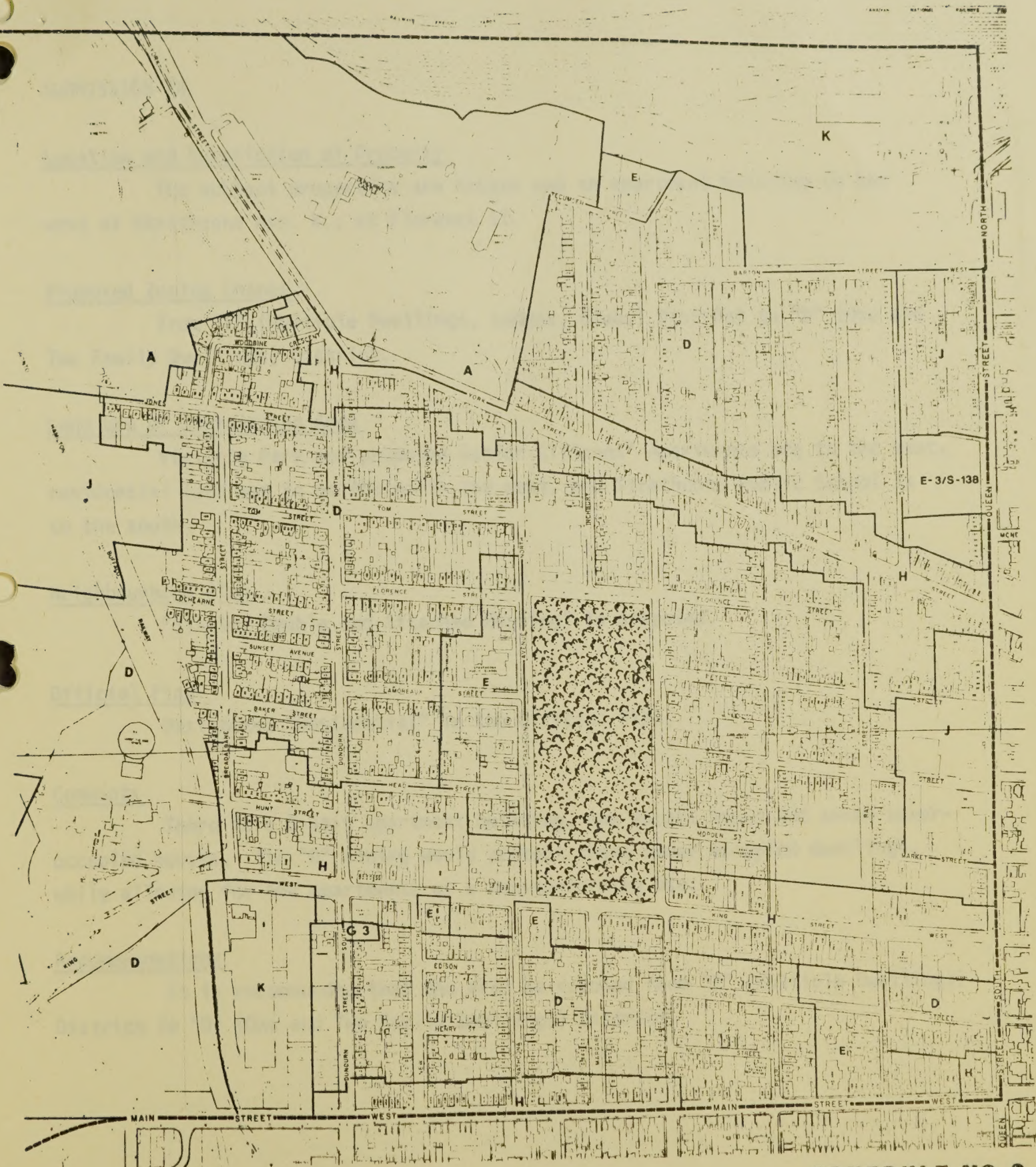
Designated for "Residential" and Commercial" use in the Official Plan.

Comments

The existing Victoria Park, which now serves the community, has been recommended as strictly a neighbourhood park for the residents of Strathcona Neighbourhood. There is a marked lack of park and recreational facilities at a neighbourhood level making it imperative that this area be maintained for this purpose. Moreover, this is an ideal location for the park as it is in the centre of the neighbourhood.

Recommendations

It is recommended that the zoning of this piece of land be changed from "H" (Community Shopping & Commercial) District and "D" (Urban Protected Residential) District to "A" (Open Space) District and the land use designation be changed to "Recreation, Civic, Cultural & Other Special Uses", in the Official Plan.



SCHEDULE NO. 3



**RECOMMENDED CHANGE TO "A"(OPEN SPACE)
DISTRICT FROM "H"(COMMERCIAL) AND "D"(RESIDENTIAL
ONE AND TWO FAMILY) DISTRICT.**

35B	35C	84
112	104	21
113	69	36

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CONTACT CITY BUILDING DEPARTMENT.

Neighbourhood Boundary
Zoning Boundary

**CITY OF HAMILTON
PLANNING DEPARTMENT**

STRATHCONA

ZONING


NORTH

104

SUBMISSION #4

Location and Description of Property

The subject properties are houses and an apartment building to the west of Strathcona Ave. N., at Florence St.

Proposed Zoning Change

From "E" (Multiple Dwellings, Lodges, Clubs) District to "D" (One and Two Family Dwellings) District.

Land Use of Surrounding Area

Victoria Park and proposed Senior Citizens' Apartments are to the east, residential land use is on the north and west, and Strathcona Public School is to the south.

Neighbourhood Plan

"Single, Double and Attached Housing" is proposed.

Official Plan

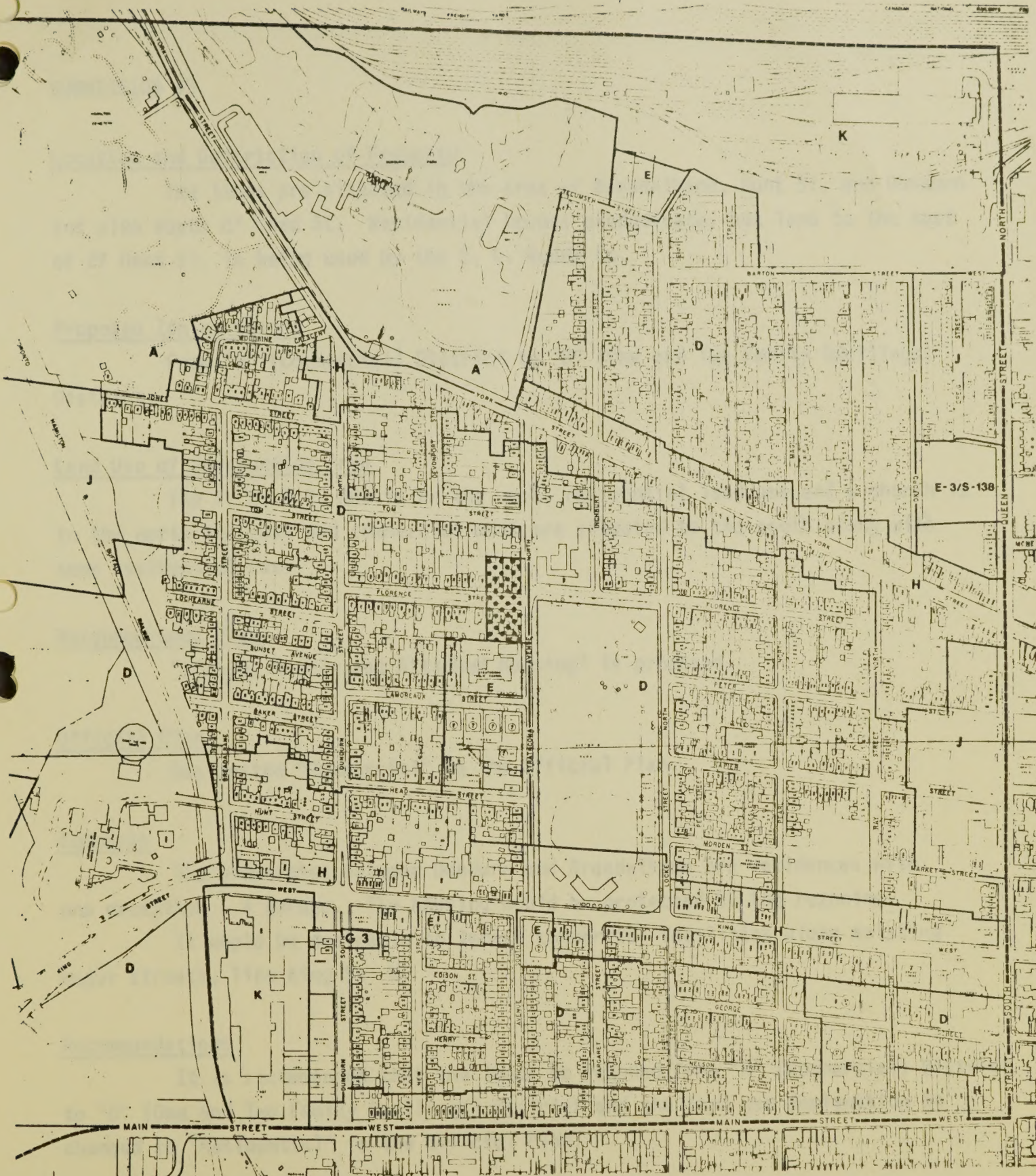
Designated "Residential" in the Official Plan.

Comments

There is a 6-unit apartment building, one vacant house and seven owner-occupied houses. The "D" zoning would protect these owner occupied dwellings, while allowing for the apartments as a non-conforming use.

Recommendations

It is recommended that the area be rezoned from "E" (Multiple Dwellings) District to "D" (One and Two Family Dwellings) District.



RECOMMENDED CHANGE TO "D" (RESIDENTIAL ONE AND TWO FAMILY) DISTRICT FROM "E" (MULTIPLE DWELLINGS) DISTRICT.

35B	35C	84
112	104	21
113	69	36

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CONTACT CITY BUILDING DEPARTMENT.

SCHEDULE NO. 4

Neighbourhood Boundary
 Zoning Boundary

CITY OF HAMILTON
 PLANNING DEPARTMENT

STRATHCONA
ZONING

JAN 1972

104

SUBMISSION #5

Location and Description of Property

The lands are situated in the area of Breadalbane, Hunt St. and Dundurn and also south of Head St. Residential houses predominate, but land to the east of 27 Head St. is being used by the E. L. Ruddy Co.

Proposed Zoning Change

From "H" (Commercial) District to "D" (One and Two Family Dwellings) District.

Land Use of Surrounding Area

The T. H. & B. RR. is on the west, residential land use and a church is to the north and east and commercial uses are situated to the south along with some residential use.

Neighbourhood Plan

"Single, Double and Attached Housing" is proposed.

Official Plan

Designated "Commercial" in the Official Plan.

Comments

The properties between Dundurn and Breadalbane are residences with one exception - a garage. The housing would be protected by the rezoning.

It would be desirable to locate commercial facilities along existing major streets, like King St. W.

Recommendations

It is recommended that the lands be rezoned from "H" (Commercial) District to "D" (One and Two Family Dwellings) District and the land use designation be changed to "Residential" in the Official Plan.

SUBMISSION #6

Location and Description of Property

The area consists of vacant lands between Jones and Lochearne to the east of the T. H. & B. RR. and a portion of the valley lands to the west of the RR.

Proposed Zoning Change

From "J" (Light Industrial) District and "D" (One and Two Family Dwellings) District to "A" (Open Space) District.

Land Use of Surrounding Area

Residential use is to the east, the Cathedral and Separate School is to the south, the open valley lands continue to the north, and Hwy. 403 is on the west.

Neighbourhood Plan

"Open Space" is proposed.

Official Plan

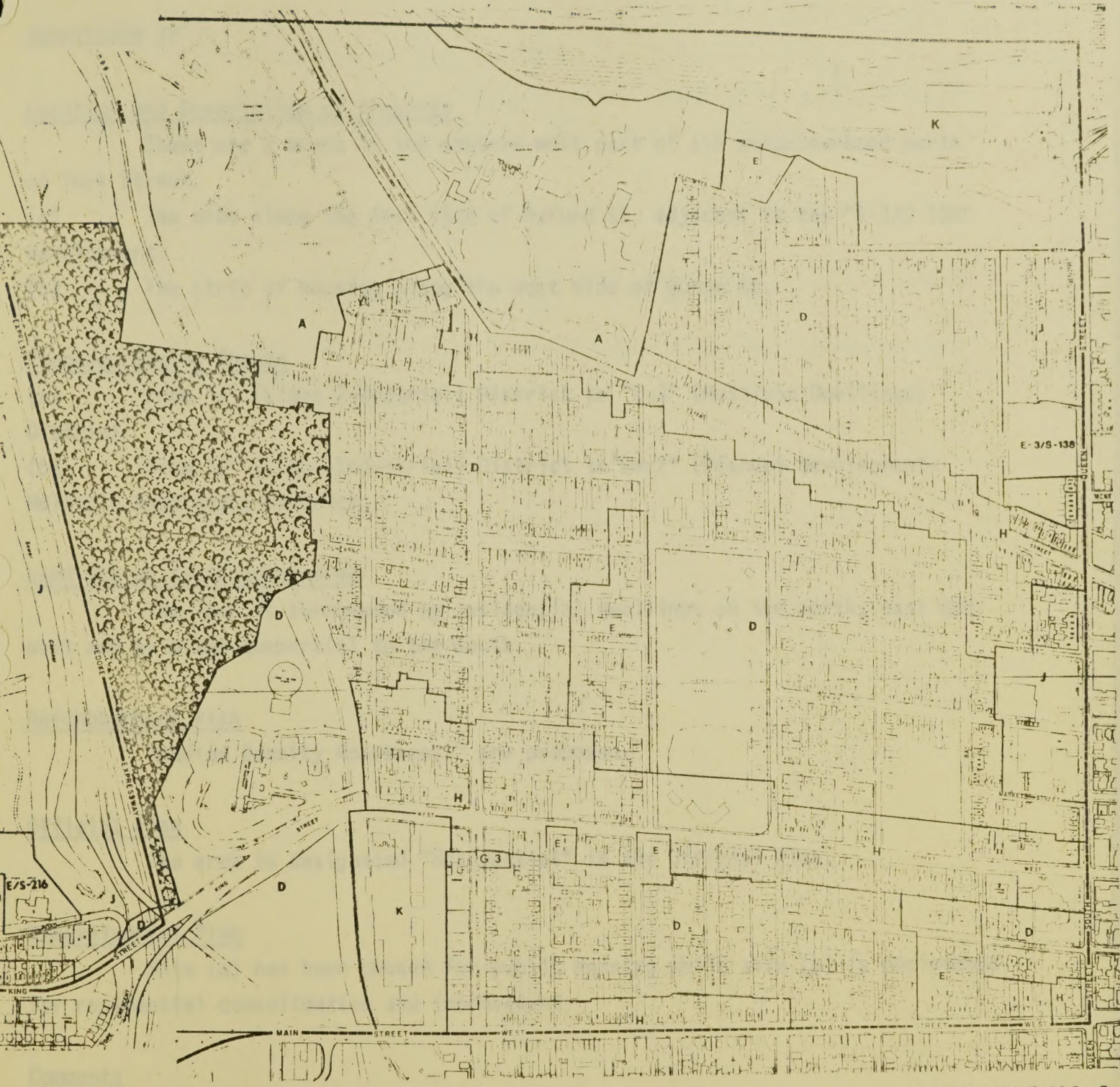
Designated "Residential" and "Industrial" in the Official Plan.

Comments

The area at the foot of Tom Street can provide a neighbourhood parkette, with access down to the sanitary land fill site on the other side of the RR. tracks. The land fill site, which also is adjacent to the separate school property, can contain major park and recreational facilities, thereby relieving Victoria Park of providing facilities other than at the neighbourhood scale.

Recommendations

It is recommended that the lands be rezoned from "J" (Light Industrial) District and "D" (One and Two Family Dwellings) District to "A" (Open Space) District and the land use designation be changed to "Recreation, Civic, Cultural & Other Special Uses" in the Official Plan.



RECOMMENDED CHANGE TO "A" (OPEN SPACE)
DISTRICT FROM "J" (LIGHT AND LIMITED HEAVY
INDUSTRIAL) DISTRICT AND "D" (RESIDENTIAL ONE
AND TWO FAMILY) DISTRICT.

35B	35C	84
112	104	21
113	69	36

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SCHEDULE NO. 6

Neighbourhood Boundary
Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



JAN 1972

SCALE 1:5000

SUBMISSION #7

Location and Description of Property

There are 2 areas in the eastern-most part of the neighbourhood north of York Street.

- (a) The area along the east side of Oxford St. adjacent to the "E-3/S-138" development.
- (b) The strip of housing along the west side of Queen St.

Proposed Zoning Change

- (a) From "J" (Light Industrial) District to "E-3" (Multiple Dwellings) District.
- (b) From "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

Land Use of Surrounding Area

The land is surrounded by residential dwellings on the north, east and west and by mixed commercial to the south.

Neighbourhood Plan

"Medium Density Apartments" are proposed.

Official Plan

The area is designated "Residential" in the Official Plan.

Redevelopment Plan

Site (a) has been chosen for public housing while site (b) is designated for residential consolidation and improvement.

Comments

The Committee of Adjustment has recommended that the land designated under Submission 7 (a) be included as part of the "E-3/S-138" site plan, and be used as open space. Accordingly, the aforesaid site plan should be amended to include this area.

The land along Queen St. can be redeveloped for residential use.

Recommendations

It is recommended for site (a) that:

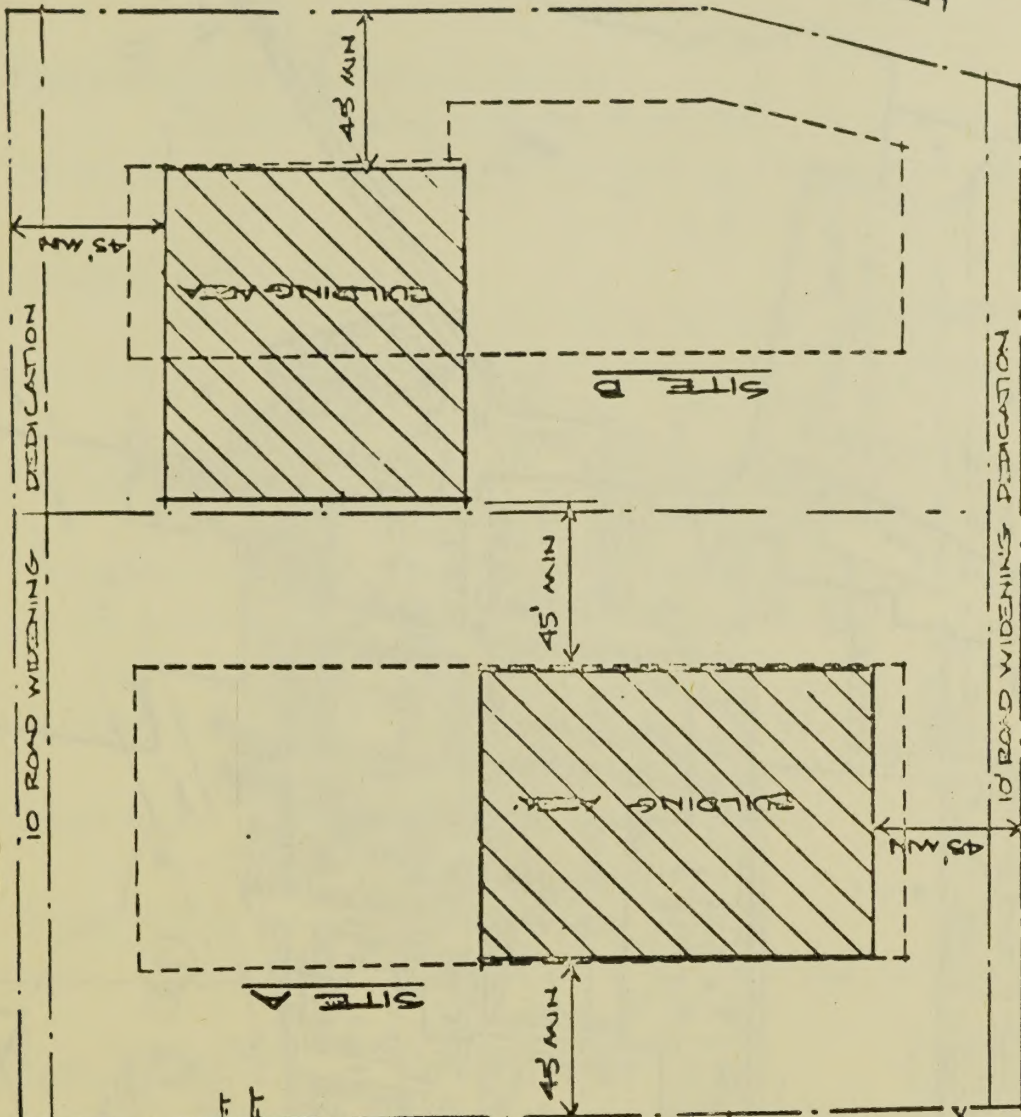
1. The land be rezoned from "J" (Light Industrial) District to "E-3" (Multiple Dwellings) District and be included on the site plan presently designated "E-3/S-138", to be used as open space.
2. Also the land should be amended to "Open Space" in the Redevelopment Plan.

It is recommended for site (b) that:

1. The land be rezoned from "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.
2. The lands of Submission 7(b) should be redesignated for "Multiple Dwellings" in the Redevelopment Plan.

PROPOSED AMENDED PLAN

OSCAR ST



SITE C

SITE AREA 30,000 SQ FT
LANDSCAPING 39,000 SQ FT

GENERAL INFORMATION

SITE A	52,000	SQ FT
1. SITE AREA	9,632	SQ FT
2. MAX BLDG COVERAGE	209,000	" MAX
3. GROSS FL AREA	25	STORIES
4. MAX. HGT.	240	
5. MAX NO UNITS	100%	
6. MIN PARKING RATIO	100%	UNDERGROUND
7. LANDSCAPING	31,000	SQ FT

SITE B

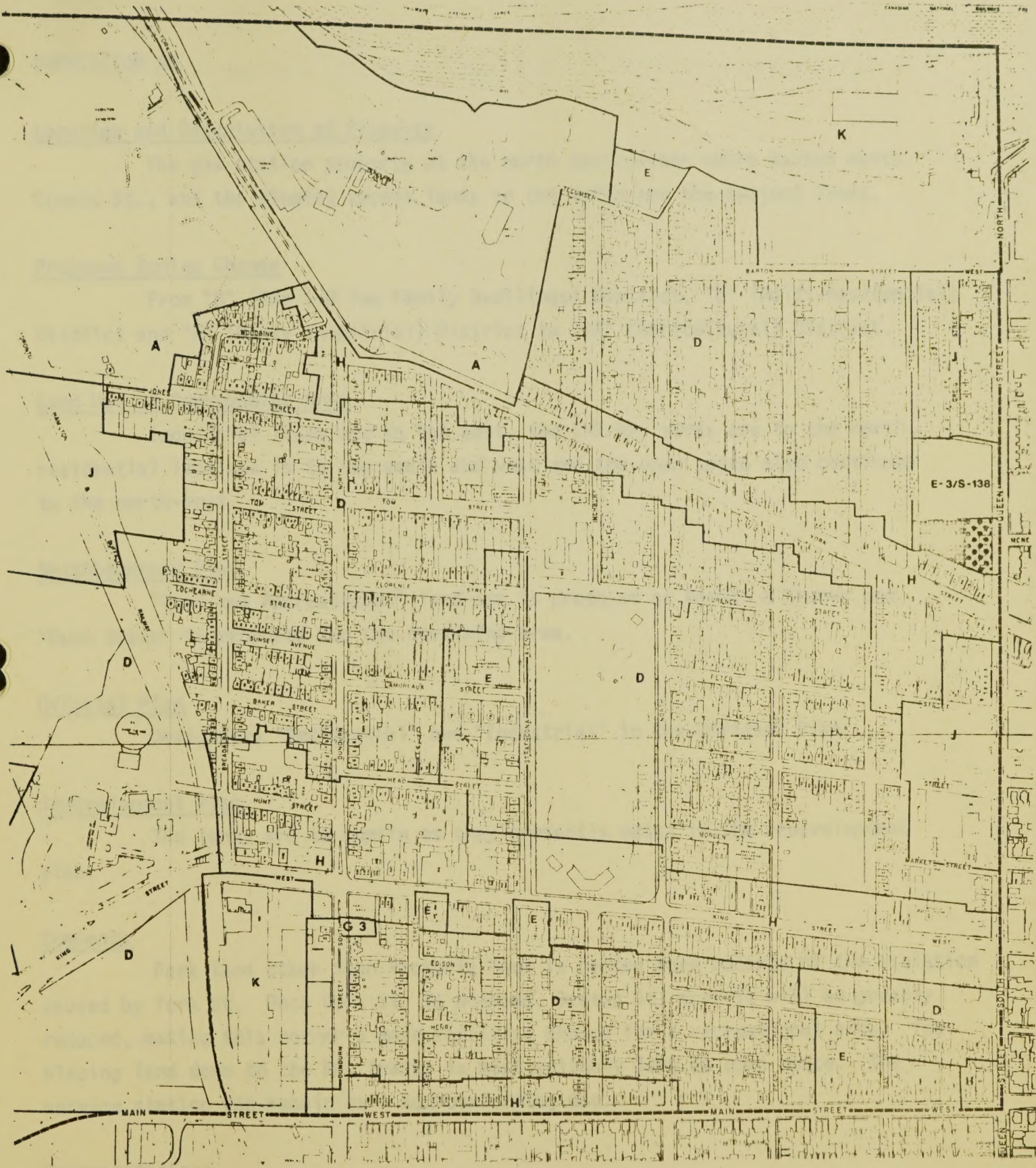
1. SITE AREA	41,000	SQ FT
2. MAX BLDG COVERAGE	9,000	" "
3. GROSS FL AREA	158,000	" "
4. MAX HGT	20	STORIES
5. MAX NO UNITS	200	
6. MIN PARKING RATIO	100%	
7. LANDSCAPING	100%	UNDERGROUND
	24,000	SQ FT

QUEEN ST

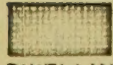
SITE PLAN SCALE 1" = 60' 0"

DEC 20 1971

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SCHEDULE NO.7

-  **RECOMMENDED CHANGE TO "E-3"(MULTIPLE DWELLINGS) DISTRICT FROM "J"(LIGHT & LIMITED HEAVY INDUSTRIAL) DISTRICT.**
-  **(b) RECOMMENDED CHANGE TO "Lmr2"(PLANNED DEVELOPMENT-MULTIPLE DWELLINGS) DISTRICT FROM "J"(LIGHT AND LIMITED HEAVY INDUSTRIAL) DISTRICT.**

35B	35C	84
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CONTACT CITY BUILDING DEPARTMENT

 Neighbourhood Boundary
 Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



JAN 1972



Location and Description of Property

The gas station property at the north east corner where Barton meets Crooks St., and the sloping vacant lands to the north are the subject lands.

Proposed Zoning Change

From "D" (One and Two Family Dwellings) District, "E" (Multi-Residential) District and "K" (Heavy Industrial) District to "AA" (Agricultural) District.

Land Use of Surrounding Area

Industrial lands are to the east, the CNR RR. yards are to the north, residential land use is to the south and west and the open space also continues to the north-west.

Neighbourhood Plan

"Park and Recreational" land use is proposed at Barton & Crooks and "Open Space" is proposed for the remaining area.

Official Plan

Designated "Residential" and "Industrial" in the Official Plan.

Redevelopment Plan

The lands are to remain as they presently exist in the redevelopment plan.

Comments

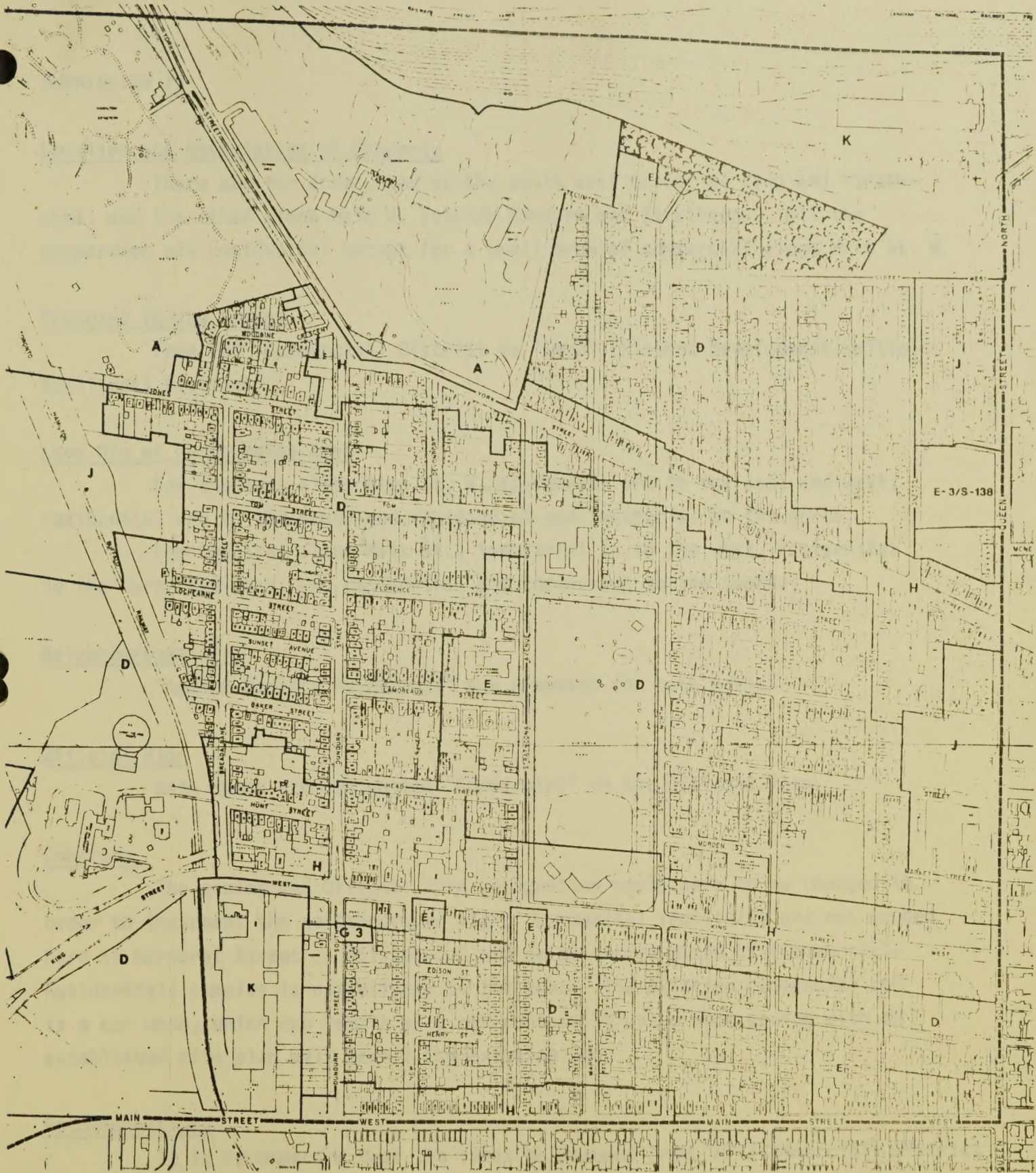
Park land other than Victoria Park is needed here because of the isolation caused by York St. Once York St. is widened, Barton St. traffic will be greatly reduced, making this corner a more realistic choice for a recreational area. The sloping land down to the RR. tracks is most suitably left as open space. The service station can remain as a non-conforming use.

Recommendations

It is recommended that:

1. The lands be rezoned from "D" (One and Two Family Dwellings) District, "E" (Multiple Dwellings) District, and "K" (Heavy Industrial) District to "AA" (Agricultural) District and the land use designation be changed to (Agricultural) in the Official Plan.

2. The area should be redesignated as "Open Space" in the Redevelopment Plan.



RECOMMENDED CHANGE TO "AA" (AGRICULTURAL) DISTRICT FROM "D" (RESIDENTIAL ONE AND TWO FAMILY) DISTRICT AND "K" (HEAVY INDUSTRIAL) DISTRICT AND "E" (MULTIPLE DWELLINGS) DISTRICT.

35B	35C	84
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113	69	36

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SCHEDULE NO. 8

----- Neighbourhood Boundary
----- Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



JAN 1972

SUBMISSION #9

Location and Description of Property

There are two areas, one at the south west corner of King and Strathcona, and the other along Main W. between Dundurn and Strathcona. All the properties are residential except for a small area of commercial along Main St. W.

Proposed Zoning Change

From "H" (Commercial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

Land Use of Surrounding Area

For the area along King St. W., apartments are to the east and west, residential use to the south and residential and industrial to the north.

For the area along Main St., industrial is to the west, residential to the north and east, and residential and commercial to the south.

Neighbourhood Plan

"Medium Density Apartments" are proposed for both areas.

Official Plan

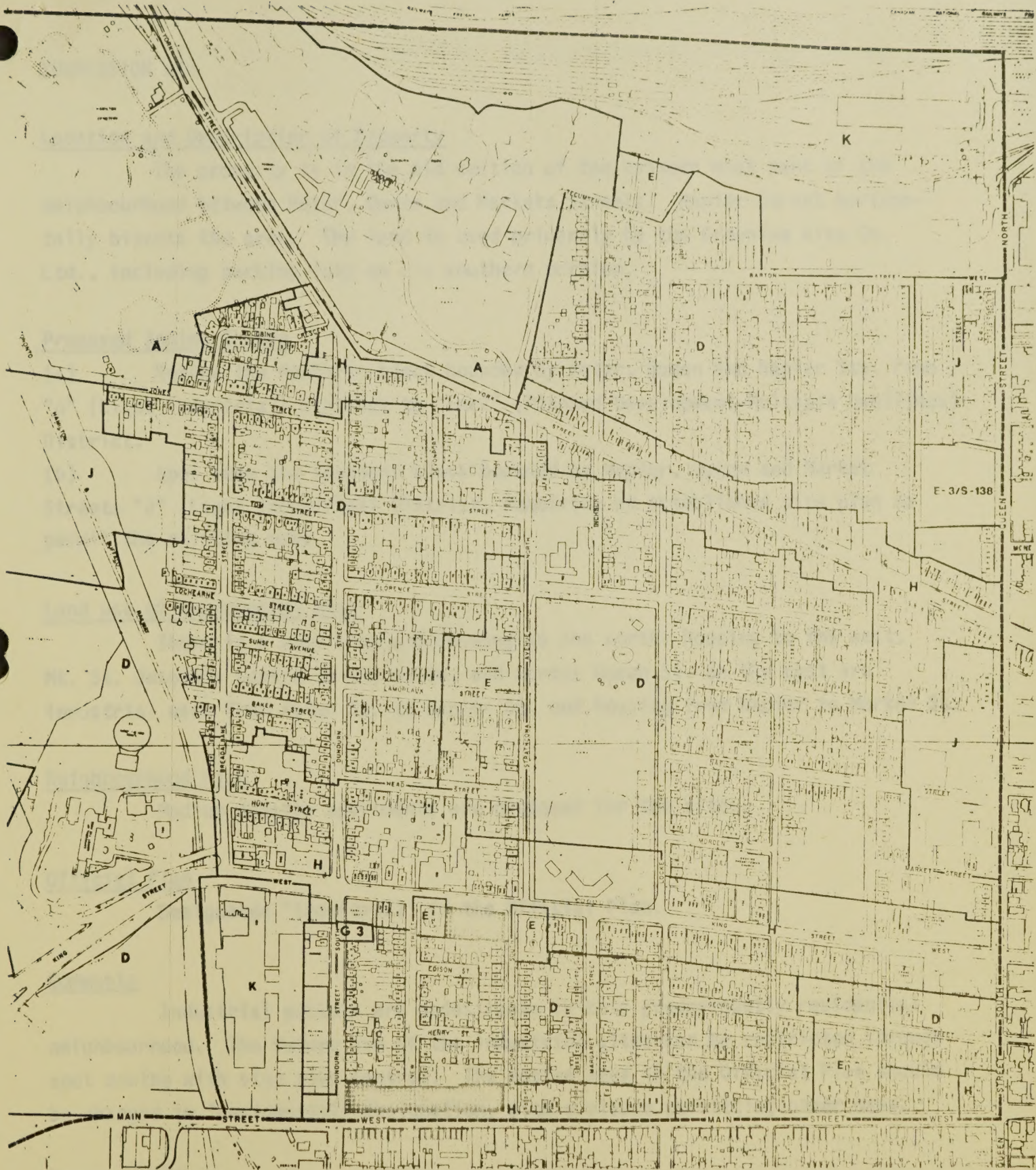
Both areas are designated "Commercial" in the Official Plan.

Comments

The zoning and Official Plan designation would have to be changed in order to implement the neighbourhood plan. Commercial facilities are not needed here if Margaret Street is obliterated and an extensive mixed CR (Commercial-Residential) complex is established to the west. The existing commercial use is a car wash, which can remain as a non-conforming use, or Spot zoning with an established site plan will permit the existing use.

Recommendations

It is recommended that the lands be rezoned from "H" (Commercial) District to "Lmr2" (Planned Development-Multiple Dwellings) District. Also an Official Plan amendment is needed to change the designation to "Residential".



SCHEDULE NO. 9



RECOMMENDED CHANGE TO "Lmr2" (PLANNED DEVELOPMENT - MULTIPLE RESIDENTIAL) DISTRICT FROM "H" (COMMERCIAL) DISTRICT.

35B	35C	84
112	104	21
113	69	36

THIS IS NOT A LEGAL DOCUMENT.

FOR ZONING VERIFICATION PLEASE

CONTACT CITY BUILDING DEPARTMENT

Neighbourhood Boundary
Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



SUBMISSION #10

Location and Description of Property

The property is in the mid section of the eastern most part of the neighbourhood between Peter, Queen and Markets Streets. Napier Street horizontally bisects the area. The land is used primarily by the Greening Wire Co. Ltd., including parking lots on the southern portion.

Proposed Zoning Change

- (a) Rezone the northern block bounded by Peter, Queen and Napier Sts. from "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.
- (b) Spot zone the southern block bounded by Napier, Queen and Market Streets "J" (Light Industrial) District, requiring an established site plan to permit the existing uses.

Land use of Surrounding Area

There is a body shop and housing to the north, housing to the west, Mt. St. Joseph's Centre to the south, and across Queen St. on the east are industrial uses from Peter St. to Napier St. and housing from Napier to Market St.

Neighbourhood Plan

Medium density apartments are proposed for the sites.

Official Plan

Designated "Industrial" in the Official Plan.

Comments

Industrial pockets are undesirable in this predominantly residential neighbourhood. The future use of the industrial sites can be restricted through spot zoning with site plan control. The entire area in the Official Plan should be changed to "Residential" designation, with a clause permitting other uses.

Recommendations

It is recommended that the Official Plan designation be changed to Residential with a clause permitting other uses and:

- (a) The northern portion be rezoned from "J" (Light Industrial) District to "Lmr2" (Planned Development-Multiple Dwellings) District.

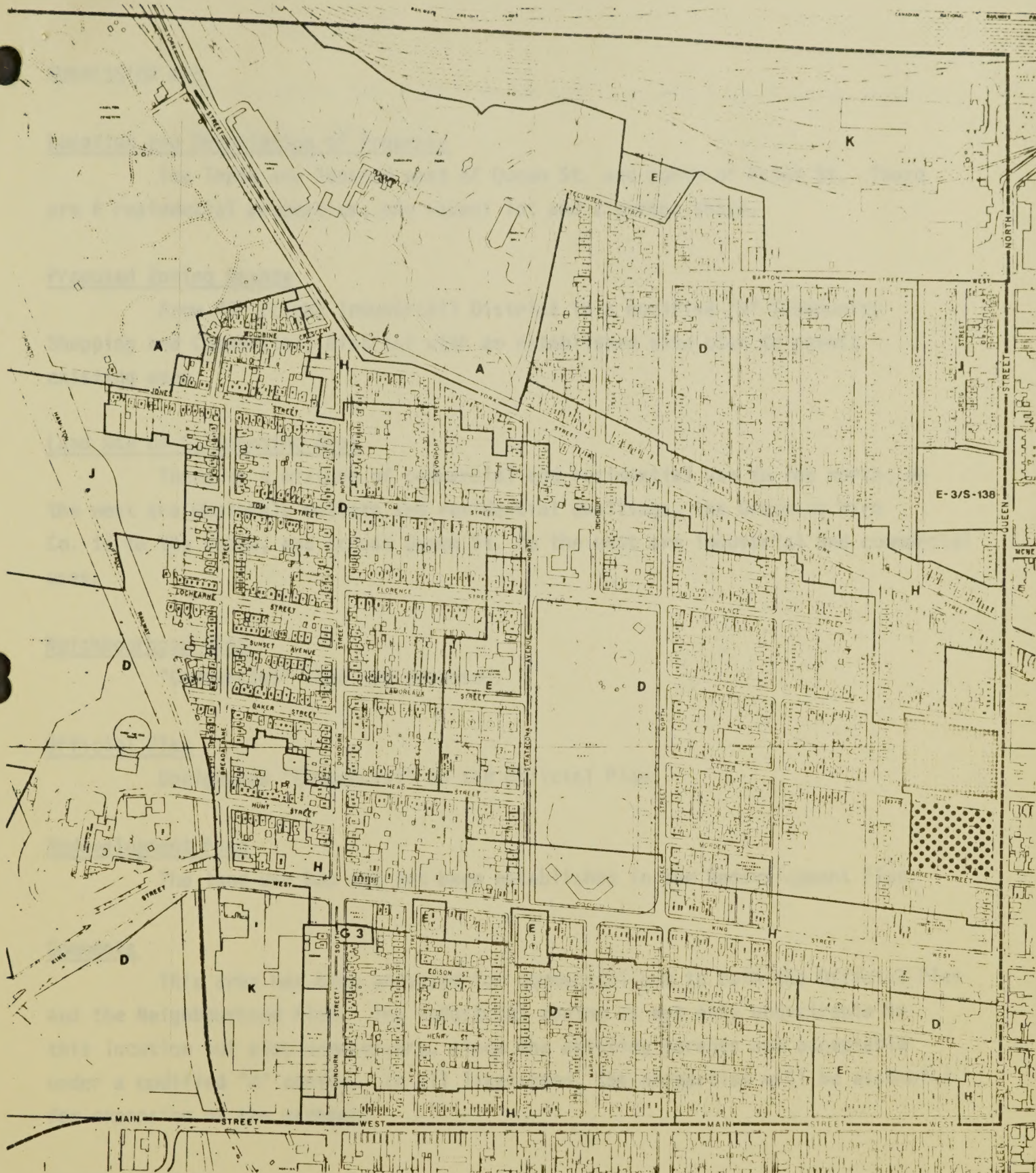
(b) The southern block be spot zoned "J" (Light Industrial) District with an established site plan.

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RECOMMENDED CHANGE TO "J" (LIGHT INDUSTRIAL) DISTRICT WITH AN ESTABLISHED SITE PLAN

NO	DATE	BY
01	08/10	01
02	08/10	02

APPROVED BY:	
DATE: 08/10/10	
BY: [Signature]	
TITLE: [Title]	
[Stamp]	



SCHEDULE NO.10



RECOMMENDED CHANGE TO "Lmr2"(PLANNED DEVELOPMENT-MULTIPLE RESIDENTIAL) DISTRICT FROM "J"(LIGHT AND LIMITED HEAVY INDUSTRIAL) DISTRICT.



(b) RECOMMENDED SPOT ZONING "J" (LIGHT INDUSTRIAL) WITH AN ESTABLISHED SITE PLAN TO PERMIT THE EXISTING USES.

35B	35C	84
112	104	21
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Neighbourhood Boundary

Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA

ZONING



JAN 1972



SUBMISSION #11

Location and Description of Property

The lands are located west of Queen St. and north of Peter St. There are 6 residential properties, one vacant lot and 2 garage shops.

Proposed Zoning Change

From "J" (Light Industrial) District to a modified "H" (Community Shopping and Commercial) District with an established site plan to permit existing uses.

Land Use of Surrounding Area

There is a mixture of commercial and residential use to the north, on the west are wholesale outlets and residential dwellings, the Greening Wire Co. is to the south, and across Queen St. to the east are industrial and commercial uses.

Neighbourhood Plan

"Commercial" land use proposed.

Official Plan

Designated "Commercial" in the Official Plan.

Redevelopment Plan

The land use has not yet been established in the Redevelopment Plan.

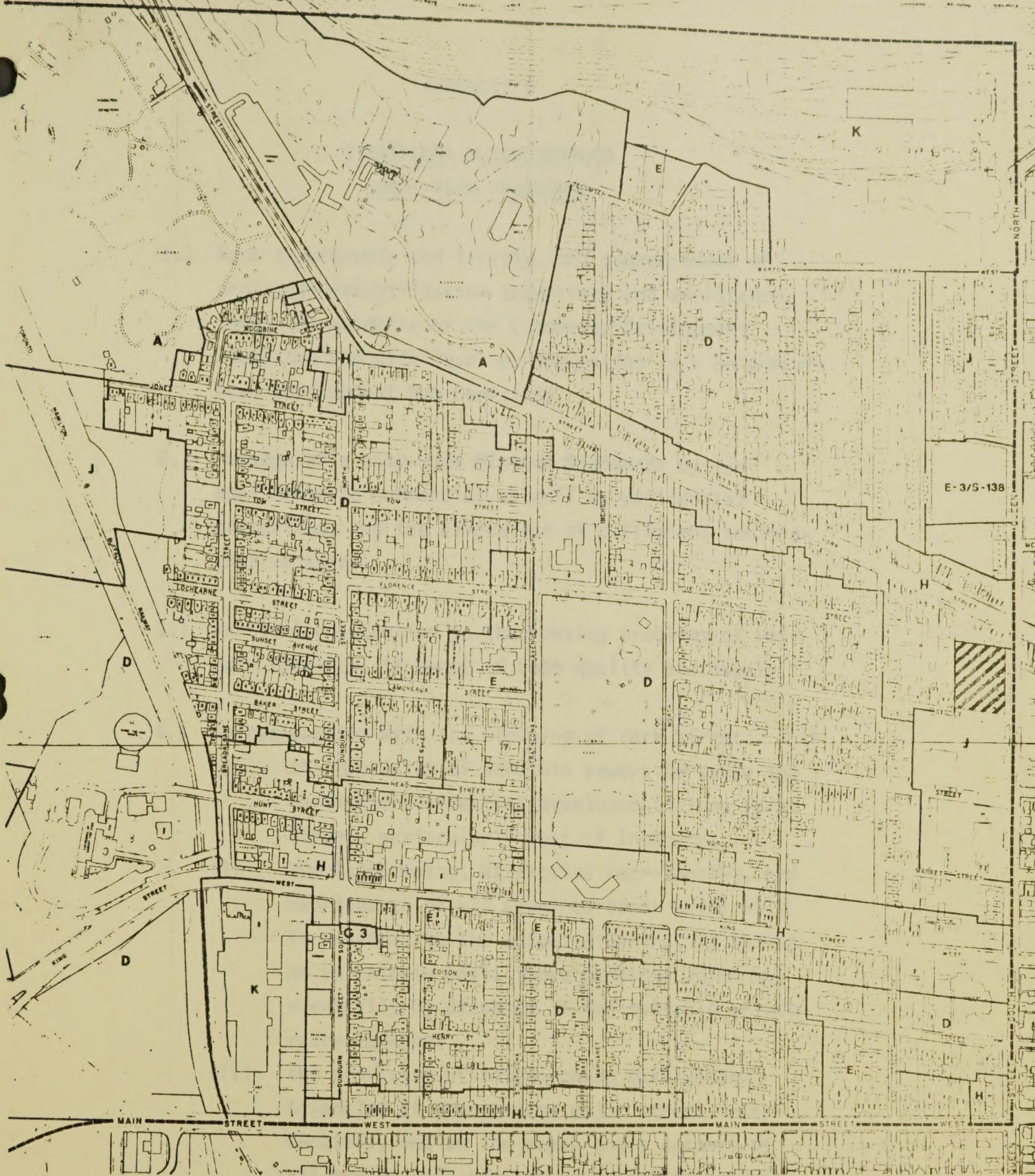
Comments

This area has been proposed for commercial use in both the Official Plan and the Neighbourhood Plan. The industrial zoning is not only undesirable in this location but also unnecessary, since the existing garages are acceptable under a modified "H" zoning. In all likelihood, the properties will be assembled for expansion of the garages.

Recommendations

It is recommended that:

1. The lands be rezoned from "J" (Light Industrial) District to a modified "H" Community Shopping and Commercial) District, with a site plan to permit existing uses.



RECOMMENDED CHANGE TO A MODIFIED "H" (COMMERCIAL) DISTRICT FROM "J" (LIGHT AND LIMITED HEAVY INDUSTRIAL) DISTRICT.

SCHEDULE NO. 11

35B	35C	84
112	104	21
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Neighbourhood Boundary
Zoning Boundary

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA
ZONING

NORTH

JAN 1972

1:10,000

APPENDIX B

STRATHCONA NEIGHBOURHOOD

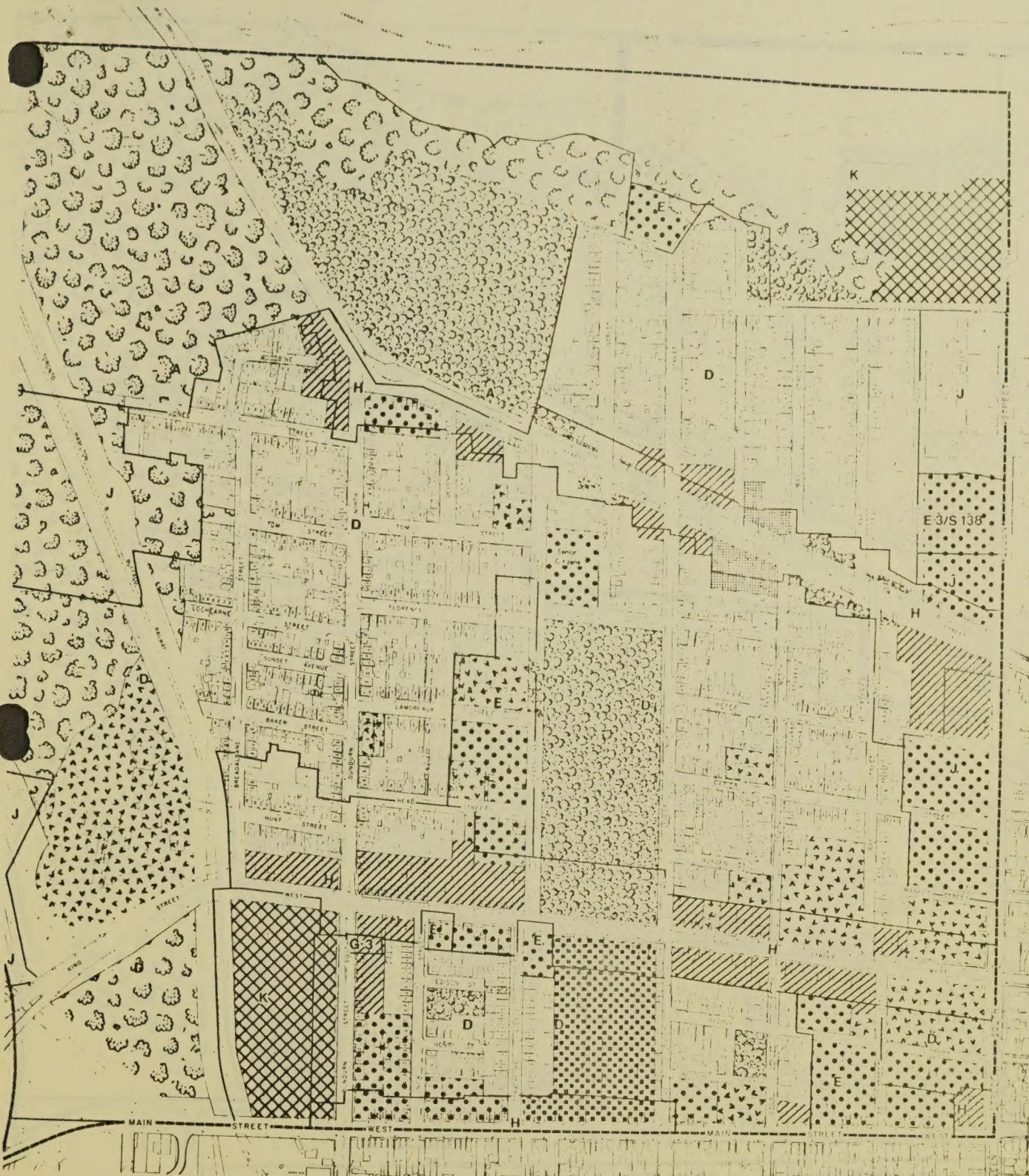
SHORT-TERM PROGRAMME

- 1.) Most importantly and firstly, the commencement of organized rehabilitation incentives and assistance, under the guidance of the Community Development Committee and with local participation in a Neighbourhood Development Sub Committee.
- 2.) Passage of a city-wide Minimum Standards By-law applicable to commercial as well as residential properties, and the allocation of sufficient administrative staff.
- 3.) Particular attention to the housing problems of welfare families, in terms of both quality and supply.
- 4.) In conjunction with the widening of York Street:
 - i) the provision of adequate sewers to serve the envisaged residential development along York Street, particularly west of Inchbury;
 - ii) the landscaping, attractive rear-fencing, and maintenance of all acquired lands which will be residual to the actual widening, including on an interim basis those portions which may eventually be disposed of for suitable private redevelopment;
 - iii) the provision of intersection daylighting triangles at appropriate major street intersections, and at the acute-angle corners of all north-south streets intersecting York St.
- 5.)
 - i) The widening of Locke Street between Main and King Streets to at least 66 feet, if not 86 feet and its subsequent operation in two directions, through acquisition or dedication at the time of

private redevelopment of the lands on the west side, and perhaps in exchange for lands made available through the closing of Margaret St.

- ii) The following streets should be widened to 86 feet in co-ordination with private redevelopment: King Street, from Queen to Dundurn; Main St. from Queen to Hwy. 403; Dundurn St. from Hunt to Main; and Queen St. from Little Greig St. to Main St.
- 6.) The reduction or impidence of non-local traffic on Barton Street west of Queen St. following the completion of improvements to York Street, and the provision of a 2 acre park with junior playground facilities on the north side of Barton St. on the site of an existing gasoline service station.
- 7.) Experimentation with minor street closures and cul-de-sacs to restrict through traffic on local streets or to reduce the number of intersections on major through streets. Also, experimentation with alternatives to alleviate residential parking congestion.
- 8.) A review of the recreational function of Victoria Park, with a view toward intensifying its use for day-to-day neighbourhood activities, in conjunction with the immediate development of recreational plans for a future district park on the sanitary landfill site, and a phasing schedule for the relocation of district-scale facilities and organized sport programmes from Victoria Park to the landfill site.
- 9.) A review of the potential use of portions of Dundurn and Harvey Parks by the public for other than strictly passive purposes.

- 10.) A recognition of the importance and responsibility of good street and sidewalk maintenance in local residential areas, and the inclusion of such repair and reconstruction costs as a continuing significant Capital Budget item, to be implemented on a condition priority basis.
- 11.) An assessment of the demand for temporary commercial accommodation by the businessmen on York Street, and a commitment to meet any significant demand through the provision of temporary quarters at some location upon the street.
- 12.) Rezoning initiation of certain parcels of land to protect their existing or intended use from incompatible developments permitted under the current zoning.
- 13.) Accelerated revisions to the General Zoning By-law in terms of updating outmoded standards and strengthening development controls, for the protection of surrounding areas.
- 14.) Discouragement and prevention where possible of single family dwelling conversions for multiple occupancy - i.e. students or boarders, rooming houses and flats; and encouragement of increasing home ownership.
- 15.) The enactment of amendments to the Official Plan and Urban Renewal Scheme to reflect the guidelines set out in an approved Neighbourhood Plan.



LAND USE

RESIDENTIAL

-  single & double & attached housing
-  low density apts.
-  medium density apts.

-  commercial & apts.

-  COMMERCIAL
-  INDUSTRIAL
-  CIVIC & INSTITUTIONAL
-  PARK & RECREATIONAL
-  OPEN SPACE

-  Neighbourhood Boundary
-  Zoning Boundary
-  Staging of Development Boundary

Approvals
Planning Bd. AUG 9/72 Council
Revisions

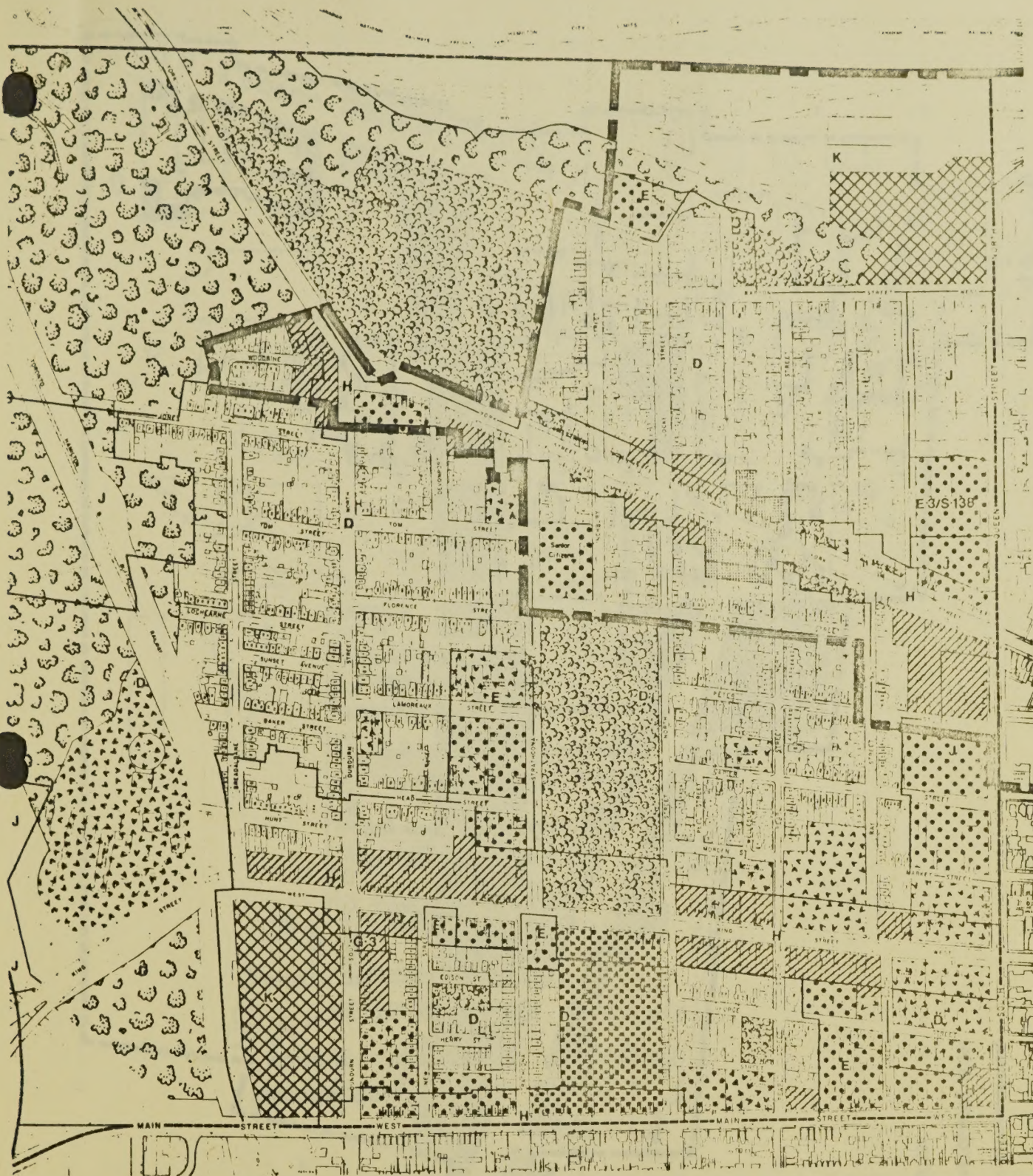
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2. 1981/ 2/1
3. 1981/ 2/1

CITY OF HAMILTON
PLANNING DEPARTMENT

STRATHCONA



SCALE 1:10,000



**YORK STREET REDEVELOPMENT
PLAN BOUNDARY**

LAND USE

RESIDENTIAL

- single & double & attached housing
- low density apts.
- medium density apts.

- commercial & apts.

- COMMERCIAL**
- INDUSTRIAL**
- CIVIC & INSTITUTIONAL**
- PARK & RECREATIONAL**
- OPEN SPACE**

- Neighbourhood Boundary
- Zoning Boundary
- Staging of Development Boundary

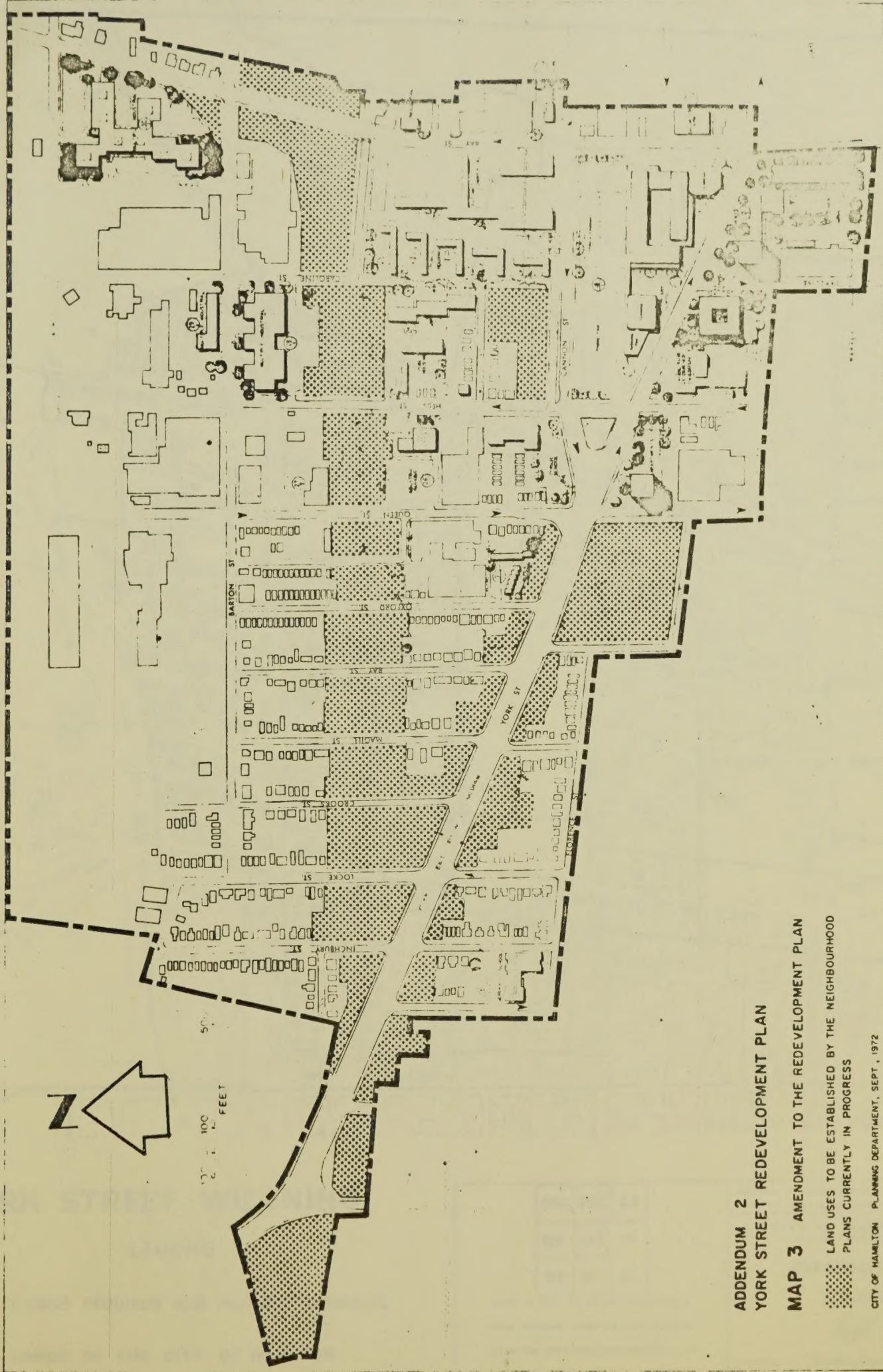
Approved
Planning Bd. AUG 3/72 Council
Revisions

REVISION 01
11/04/72
SEPT 27/72

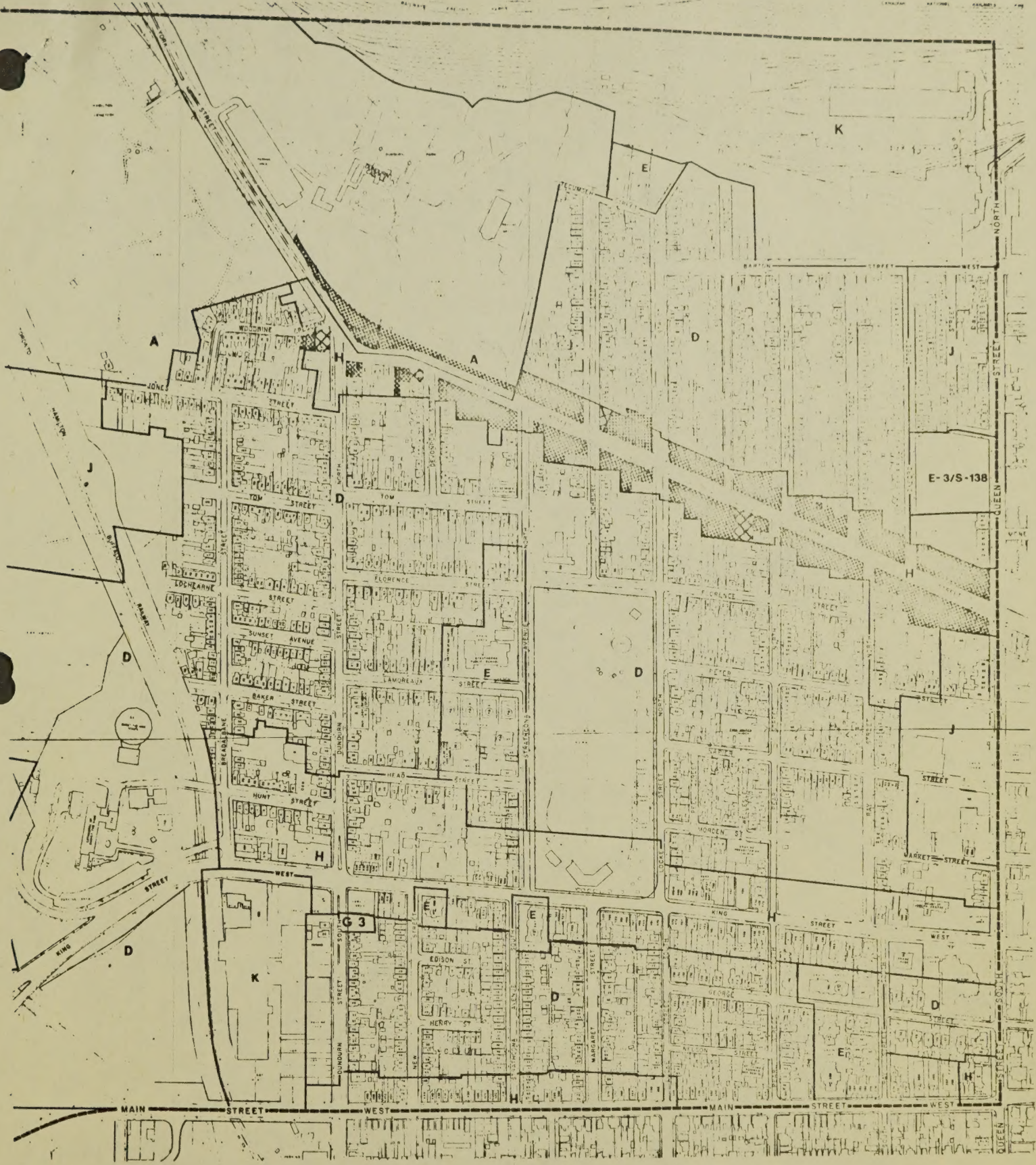
**CITY OF HAMILTON
PLANNING DEPARTMENT**

STRATHCONA





ADDENDUM 2
 YORK STREET REDEVELOPMENT PLAN
 MAP 3 AMENDMENT TO THE REDEVELOPMENT PLAN
 LAND USES TO BE ESTABLISHED BY THE NEIGHBOURHOOD
 PLANS CURRENTLY IN PROGRESS
 CITY OF HAMILTON PLANNING DEPARTMENT, SEPT., 1972



YORK STREET WIDENING

LEGEND



LANDS REQUIRED FOR HIGHWAY PURPOSES



LANDS OF THE CITY OF HAMILTON

35B	35C	84
112	104	21
113	69	36

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CONTACT CITY BUILDING DEPARTMENT

Neighbourhood Boundary
Zoning Boundary

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ZONING



JAN 1972

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